

**AGENDA
4B ECONOMIC DEVELOPMENT COMMISSION
CITY OF FERRIS
MUNICIPAL CORPORATION OF THE
STATE OF TEXAS, ELLIS COUNTY
AT THE
FERRIS PUBLIC LIBRARY
301 E. TENTH STREET, FERRIS, TEXAS 75125
7:00 P.M. TUESDAY, JANUARY 26, 2016**

NOTICE IS HEREBY GIVEN THAT THE FERRIS 4B ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF FERRIS WILL MEET IN REGULAR SESSION AT 7:00 P.M. ON THE 26th DAY OF JANUARY, 2016 AT THE FERRIS PUBLIC LIBRARY LOCATED AT 301 E. TENTH STREET, FERRIS, TEXAS 75125, FOR THE PURPOSE OF CONSIDERING:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
<u>COMMISSION BUSINESS</u>		
1.	Call to order.	Ø
2.	Roll call to determine the presence of a quorum.	1
3.	Discussion of economic development strategy with SJR Planning Consultants to include: annexation, TIF (Tax Increment Financing), and an overall strategic overview.	Ø

APPROVAL OF MINUTES

4.	Consider approval of minutes of 4B E.D.C. meeting of November 17, 2015.	2
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DISCUSSION

5.	Discussion regarding the 2015-2016 budget.	5
6.	Update regarding the soccer fields.	7
7.	Discussion regarding the Veteran's Memorial Park.	8
8.	Discussion regarding the Façade Improvement program.	Ø

9. Discussion and consideration to schedule a joint 4A and 4B 2-day Board Work Retreat to be scheduled on either of the proposed 2-day sessions: Thursday, April 14, 2016 and Friday, April 15, 2016 or Thursday, April 21, 2016 and Friday, April 22, 2016. Ø

OLD BUSINESS

10. Discussion, consideration, and action as may be appropriate regarding the alley park. 9

CLOSING

11. Discuss items to be placed on next meeting's agenda. Ø
12. Adjourn. Ø

Executive Session Reservation

The Ferris 4B Economic Development Commission reserves the right to convene into an Executive Session (closed to the public) as authorized by Sec.

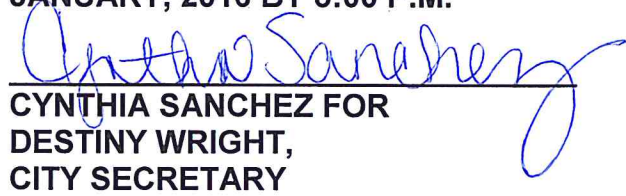
551.087. **DELIBERATION REGARDING ECONOMIC DEVELOPMENT**

NEGOTIATIONS: Closed session is allowed (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

I, CYNTHIA SANCHEZ, HEREBY CERTIFY
THAT THE FOREGOING NOTICE WAS
POSTED ON OR BEFORE THE 22nd DAY OF
JANUARY, 2016 BY 5:00 P.M.


CYNTHIA SANCHEZ FOR
DESTINY WRIGHT,
CITY SECRETARY



4B E.D.C. MEETING ATTENDANCE RECORD 2015-2016

4B E.D.C. Commission			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Place	Name	Title	22	27	17	15	26	23	22	26	24	28	26	23
Place 1	Ginny Bodine	Commissioner	-	A	P	-								
Place 2	Virginia January	Commissioner	-	P	A	-								
Place 3	Virginia Kay	Commissioner	-	A	A	-								
Place 4	Vacant	Commissioner	-	V	V	-								
Place 5	Rudy Amor	Commissioner	-	P	P	-								
Place 6	Barbara Pardue	Commissioner	-	P	P	-								
Place 7	Polly Starr	Commissioner	-	P	P	-								
Total Present:			-	4	4	-								

A quorum of the commission is 4 members.

City Staff		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Title	Name	22	27	17	15	26	23	22	26	24	28	26	23
City Manager	Carl Sherman	-	P	P	-								
Total Present:		-	5	5	-								

Chairman- "Will the Secretary please call the roll."
 The Secretary calls each member's position and name.
 They respond if they are present.
 Secretary- "A quorum is present."

P	Present
A	Absent
R	Resigned
D	Deceased
E	End of Term

**STATE OF TEXAS
COUNTY OF ELLIS**

THE FERRIS 4B ECONOMIC DEVELOPMENT COMMISSION MET IN A SPECIAL SESSION ON NOVEMBER 17, 2015 AT 7:00 P.M. AT THE FERRIS PUBLIC LIBRARY LOCATED AT 301 E TENTH STREET, FERRIS, TEXAS 75125.

MEMBERS PRESENT

Ginny Bodine, Place 1
Rudy Amor, Place 5
Barbara Pardue, Place 6
Polly Starr, Place 7

STAFF PRESENT

Chuck Dart, Eco. Dev. Coordinator
Carl Sherman, City Manager

MEMBERS ABSENT

Virginia January, Place 2
Virginia Kay, Place 3

STAFF ABSENT

COMMISSION BUSINESS

1. Call to order.

Barbara Pardue called the meeting to order at 7:00 P.M.

2. Roll call to determine the presence of a quorum.

The roll was called and a quorum was determined to be present.

3. Discussion of changes at the City of Ferris.

City Manager, Carl Sherman gave explanation of changes within the City of Ferris. The City has decided to use the services of an Economic Development Consulting company rather than an individual to assist the City with growth. Chuck Dart will remain the liaison through the end of December 2015.

APPROVAL OF MINUTES

4. Consider approval of minutes of 4B E.D.C. meeting of October 27, 2015.

11-17-2015 4B E.D.C. MINUTES

Polly Starr moved to approve the 4B E.D.C. meeting minutes of October 27, 2015. Seconded by Rudy Amor. For: Unanimous. Motion carried 4-0-0.

DISCUSSION

5. Discussion regarding the soccer fields.

Board members discussed the soccer fields. The concerns of the Soccer Association regarding the placement of the fencing have been addressed the installation of the fencing is moving forward.

6. Discussion regarding monument signs.

Chuck Dart tabled this item.

OLD BUSINESS

7. Discussion, consideration, and action as may be appropriate regarding the alley park.

Red Taylor, Public Works Director, will serve as the Alley Park liaison. A landscape architect can plan the space for \$4,500. The \$4,500 will be funded by the following: \$3,000 from 4B Park Budget, \$1,000 from Main Street, and \$500 from 4B Contingency for Alley Park. Work on the Alley Park could start as early as January 2016.

CLOSING

8. Discuss items to be placed on next meeting's agenda.

- Introduce financial overview
- Alley Park discussion/update
- Soccer Field update

9. Adjourn.

With no further business to come before the board, Rudy Amor moved to adjourn the meeting. Seconded by Polly Starr. For: Unanimous. Motion carried 4-0-0. Meeting adjourned at 8:06 P.M.

11-17-2015 4B E.D.C. MINUTES

APPROVED THIS THE 26th DAY OF JANUARY, 2016.

ATTEST:

Carl Sherman
City Manager

Cynthia Sanchez
Secretary to City Manager

**Important administrative notation:*

These minutes have been composed by using meeting notes provided to Cynthia Sanchez.

**ECONOMIC DEVELOPMENT FUND - 4B
SUMMARY OF REVENUE AND EXPENDITURES
2015-2016**

FUND 62 - 4B DEPT: 67-4B EDC TYPE: RESTRICTED FOR PROMOTIONS/HISTORIC DOWNTOWN/PARKS		ACTUAL 2013-2014	BUDGETED 2014-2015	PROPOSED 2015-2016
2700	BEGINNING FUND BALANCE		\$290,000.00	\$90,000.00
REVENUES				
3052	4B .5% ECONOMIC DEVELOPMENT TAX	\$119,177.74	\$90,000.00	\$120,000.00
3070	TRANSFER FROM GENERAL FUND	\$0.00	\$0.00	\$0.00
3840	INTEREST INCOME	\$86.46	\$250.00	\$100.00
	TOTAL: CURRENT REVENUE	\$119,264.20	\$90,250.00	\$120,100.00
	TOTAL FUNDS AVAILABLE	\$119,264.20	\$380,250.00	\$210,100.00
OPERATIONS				
4254	PLAQUES AND AWARDS/CEREMONIAL	\$0.00	\$0.00	\$0.00
4360	CONSULTANT SERVICE	\$0.00	\$0.00	\$0.00
4363	OTHER PROFESSIONAL SERVICES (PARK MASTER PLAN)	\$0.00	\$0.00	\$0.00
4364	ENGINEERING SERVICE	\$0.00	\$0.00	\$0.00
4365	ADVERTISEMENTS & NOTICES	\$0.00	\$1,500.00	\$1,500.00
4378	BANKING ADMIN EXPENSE	\$0.00	\$0.00	\$0.00
4381	DUES & MEMBERSHIPS	\$800.00	\$1,500.00	\$1,500.00
4382	PROFESSIONAL TRAINING	\$0.00	\$0.00	\$500.00
4383	TRAVEL EXPENSE	\$1,220.97	\$2,000.00	\$0.00
4390	MARKETING/PROMOTIONAL ACTIVITIES	\$3,000.00	\$3,000.00	\$10,000.00
4398	REBATES/REFUNDS (380 AGREEMENT)	\$3,749.16	\$5,000.00	\$5,000.00
4507	NOTE PAYMENT PRINCIPLE (MYERS, WINFRED L.)	\$0.00	\$0.00	\$0.00
4508	NOTE PAYMENT INTEREST (MYERS, WINFRED L.)	\$0.00	\$0.00	\$0.00
	TOTAL: OPERATIONS	\$8,770.13	\$13,000.00	\$18,500.00

FUND 62 - 4B		ACTUAL	BUDGETED	PROPOSED
DEPT: 67-4B EDC		2013-2014	2014-2015	2015-2016
TYPE: RESTRICTED FOR PROMOTIONS/HISTORIC DOWNTOWN/PARKS				
TRANSFERS				
4391	ADMIN COST SHARE TO GENERAL FUND (3,500)	\$18,500.04	\$18,500.00	\$24,500.00
	ADMIN COST TO EC. DEV. POSITION (21,000)			
4601	TRANSFER TO GENERAL FUND	\$0.00	\$0.00	\$0.00
	TOTAL: TRANSFERS	\$18,500.04	\$18,500.00	\$24,500.00
SUPPLIES & TOOLS				
4221	GENERAL OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00
4275	SIGNS & SIGNS MATERIALS	\$0.00	\$0.00	\$0.00
	TOTAL: SUPPLIES & TOOLS	\$0.00	\$0.00	\$0.00
REPAIRS & MAINTENANCE				
4321	BUILDING/FACILITIES REPAIRS	\$62,650.00	\$62,953.00	\$0.00
	TOTAL: REPAIRS & MAINTENANCE	\$62,650.00	\$62,953.00	\$0.00
CONTINGENCY				
4624	FAÇADE IMPROVEMENTS GRANT EXPENSES	\$23,962.15	\$60,000.00	\$74,000.00
4913	RESTRICTED RESERVES	\$0.00	\$0.00	\$0.00
	TOTAL: CONTINGENCY	\$23,962.15	\$60,000.00	\$74,000.00
CAPITAL IMPROVEMENTS				
4400	LAND	\$0.00	\$0.00	\$0.00
4415	PARK IMPROVEMENTS	\$0.00	\$146,847.00	\$13,000.00
4420	BUILDING/CONSTRUCTION IMPROVEMENTS	\$0.00	\$0.00	\$0.00
	TOTAL: CAPITAL IMPROVEMENTS	\$0.00	\$146,847.00	\$13,000.00
TOTAL 4B EXPENDITURES		\$113,882.32	\$301,300.00	\$130,000.00
ENDING FUND BALANCE		\$5,381.88	\$78,950.00	\$80,100.00
(BEGIN FUND BALANCE+REVENUE-EXPENSES)				

Soccer Fields

The soccer fence had been delayed pending the removal of trees and an area of land that was holding water. We have removed the trees and reworked the land to allow the water to drain. We are now waiting for the dirt to dry out so we can grade the fence path where the water was. The fence company has already been to the site to plan the job and they have ordered the fencing materials. As soon as we have the saturated area dried and graded, we will move forward with constructions.

Veteran's Memorial Park

At the December 7, 2015 City Council meeting, former Mayor Bill Dunn (along with Mayors Bill Pardue and Rick Barrett), presented to Council a proposal to create a Veteran's Memorial Park to honor all Veterans who have served our country both here and abroad. The Veteran's Memorial would be placed on the property owned by Waste Management that is adjacent to the Ferris Memorial Park Cemetery on FM 664.

Alderman Starr moved to ratify support for the placement of a Veteran's Memorial Park on the property adjacent to the Ferris Memorial Park Cemetery on FM 664. Seconded by Alderman Ross. For: Unanimous. Motion carried 5-0-0.

Alderman Starr moved to formally request that Waste Management donate the property adjacent to the Ferris Memorial Park Cemetery on FM 664 in the interest of a Veteran's Memorial Park. Seconded by Alderman Ross. For: Unanimous. Motion carried 5-0-0.

Alley Park

An architect has been retained to design the alleyway park to ensure it complies with ADA standards and that the look and feel of the park is pleasing and will accent and enhance the murals that will be placed there. The Architect will be attending the 4-B meeting with an initial design and will be available for questions.